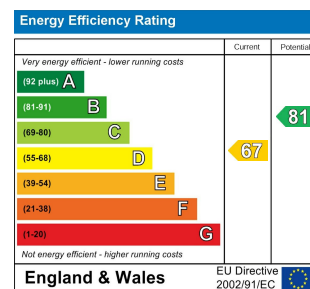
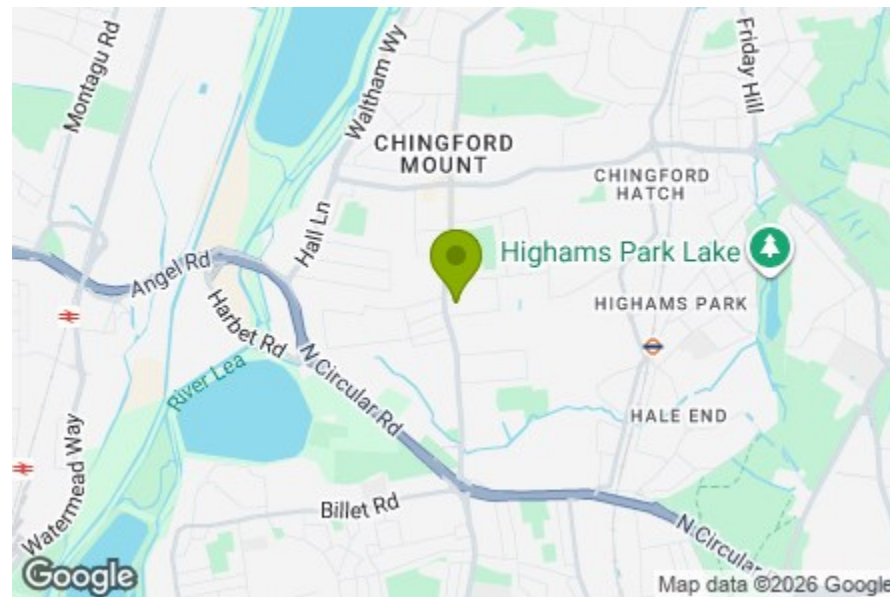




- Reception Room  
14'4" x 10'8"
- Reception Room  
16'2" x 11'2"
- Kitchen  
12'5" x 11'2"
- Shower Room
- Bedroom  
8'7" x 6'10"
- Bedroom  
11'10" x 8'10"
- Bedroom  
11'8" x 8'10"
- Bathroom  
8'5" x 6'10"
- Garden  
36'1"
- Garage  
18'9" x 15'10"



## ROYSTON AVENUE, CHINGFORD

### Offers In Excess Of £550,000 Freehold 3 Bed House - Mid Terrace



#### Features:

- Three Bedroom House
- Mid Terrace Victorian
- Approx. 995 Square Foot
- Potential to Extend (STPP)
- Easy Access to Highams Park and Walthamstow
- Large Garage and Rear Access
- Circa 36 Foot South Facing Garden
- Moments from Ainslie Wood

Set on a peaceful residential street moments from Ainslie Wood, this three bedroom mid terrace Victorian home brings together period character, generous proportions and exciting future potential. With almost 1,000 square feet of space, a south-facing garden, a large garage with rear access and Highams Park, Chingford and Walthamstow all within easy reach, it's a home with plenty to offer now and even more to imagine.

REQUEST A VIEWING  
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**IF YOU LIVED HERE.....**

Step inside and you'll find a classic Victorian layout with a bright bay-fronted reception room at the front, ideal for slow mornings, quiet evenings and everything in between. Wood flooring flows through both reception rooms, enhancing the sense of warmth and continuity, while the second reception room provides a versatile additional living space that could work beautifully as a dining room, playroom or home office.

Beyond this, the kitchen is finished with crisp white cabinetry, integrated appliances and a practical run of storage and workspace. The ground floor shower room sits close by and has a fresh contemporary feel, complete with a walk-in shower. From here, you can head straight out to the south-facing garden, which stretches to around 36 feet and gives you a lovely spot for summer lunches, planting, or simply enjoying the afternoon light. At the far end, the large garage with rear access is a real bonus, whether you need secure parking, serious storage or space for bikes, tools and weekend projects.

Upstairs, three bedrooms are arranged off the landing alongside the family bathroom. The principal bedroom enjoys generous proportions, while the additional rooms offer flexibility for family life, guests or working from home. And with potential to extend, subject to planning permission, there's scope here to create something even more special over time.

**WHAT ELSE?**

- Ainslie Wood is moments away, linking you into Epping Forest for leafy walks, fresh air and weekend wanders close to home.
- Highams Park has plenty to tempt you out, from Vino Tap and The Stag & Lantern Micropub to Yaz, Biba & Wren and walks around Highams Park Lake.
- Highams Park Station offers Weaver line services to Liverpool Street, with easy connections to the Victoria line at Walthamstow Central.



**A WORD FROM THE EXPERT.....**

One of the things I love most about Chingford is the balance it offers. You've got Epping Forest right on the doorstep, so walks, cycling and fresh air are never far away, while central London is still within easy reach. Weekends might mean a walk through the forest with the dog, finishing at The Butler's Retreat, while The Royal Forest is always a favourite for food and drinks with friends. Gina Restaurant is another local highlight. Owned by chef Ravneet Gill and her husband Mattie Taiano, it earned a Michelin Bib Gourmand in 2026 for its thoughtful food and great value. What really makes the area special though is the community feel. People are friendly, there's plenty of choice between Chingford Mount and North Chingford, and it offers a brilliant mix of green space, local gems and affordability compared with many parts of London.

LACHLAN HALL  
E4 ASSISTANT BRANCH MANAGER

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